



City of Granite City

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Historical Architecture Review Committee

Minutes

August 24, 2010

CALL TO ORDER

Chairman Ron Laboray called the meeting of the HARC Commission to Order at 5:00 PM.

ATTENDANCE / ROLL CALL

Members Present were: Chairman Ron Laboray, Henry Gabriel, Kim King, Terry Pierce, Eric Hill and Paula Hagnauer. Also present were: Laura Andrews (Assistant City Attorney), Steve Willaredt (Zoning Administrator) and Jon Ferry (Economic Development Director).

MINUTES & AGENDA

The Chairman recommended a motion to change the Minutes dated July 27, 2010, to correct the name of the spokesperson for the Petitioner, Tony's Pizzeria, from Jennifer Lopez to Jennifer Flores.

MOTION to amend the Minutes and correct the name of the spokesperson made by Terry Pierce and seconded by Eric Hill. Voice vote. All ayes. Motion carried by unanimous consent.

MOTION to approve the Minutes as corrected and the Agenda for this meeting was made by Henry Gabriel and seconded by Terry Pierce. Voice vote. All ayes. Motion carried by unanimous consent.

CHAIR COMMENTS

The Chair, Ron Laboray, thanked everyone for coming to the meeting and called for the first Petitioner.

PETITIONER: (1) Lesco Appliances 1901 State Street

Dan Lester introduced himself as owner of Lesco Appliance and stated Neon Sign Company could not attend because of work out of this area. The Zoning Administrator determined Neon City Sign Company did not submit a new design for HARC to review. The original sign design submitted 10-10-2009, was referred back to the Petitioner and his representative because the Commission believed the sign lacked the atmosphere of what is envisioned for the HARC District.

Mr. Willaredt read the Minutes dated October 27, 2009, which reiterated HARC's concerns and reminded Mr. Lester of the Bonding requirement (City Ordinance) for the proposed projected sign. The Chair asked Mr. Lester to return and present several styles of signs at the next meeting scheduled for September 28, 2010. The Petitioner agreed to return.

PETITIONER: (2) Inn Chambers, Inc.
1200 Niedringhaus Avenue

Business owners Rhonda DeGonia and Jennifer Cowin introduced themselves and began their presentation by distributing their business proposal for a bar and grill named, *Inn Chambers*. Handouts entitled ... Opening the Doors to a Community of Opportunity (a print-out of the slide presentation)...and Inn Chambers, Inc (the concept) were distributed (copies available upon request).

Ms. Cowin gave a brief background introduction of herself and Ms. Degonia. She stated their concept is to make the establishment a place where lawyers, contract developers, scrubs, steel workers and City Hall employees can all come together and enjoy a delicious top quality meal in a relaxed atmosphere in the "heart" of a busy area.

Jennifer Cowin's expertise includes obtaining a Certified Paralegal Degree and has worked as a Food Server/Assistant Manager for over 13 years with certification in Food/Sanitations Operations Management.

Rhonda Degonia has worked with the State of Illinois for 32 years serving as Manager for the State of Illinois Dept. of Employment Security and has 12 years experience in Human Resources.

Their marketing research indicates there are approximately 13,000 people employed in Granite City, approximately 8,000 are working in the downtown area. Mentioned were: Gateway Regional Medical Facility, 2 Steel Companies, numerous Law Firms, City Hall and a Cinema.

Their marketing strategy includes: Advertising, website usage, promotions and word of mouth (great food and quality service).

The Petitioners chose a legal theme for the interior décor and have used law terminology throughout the Menu. Some examples are: Opening Statements Appetizers, Self-Defense Salads, Summons Sandwiches and Closing Arguments (desserts). Seating will accommodate 90 people.

The Grand Opening is tentatively scheduled for the first Saturday in October, in conjunction with Jacobsmeyer's Tavern 6th Annual Oktoberfest.

The proposed sign will be 12 in. lettering, in a gold frame, and will be located on the west end of the building. The entrance will be on the north side, with a green overhang cloth awning directly over the door.

The Chair complimented the ladies on a very professional and thorough presentation. Their proposed restaurant business definitely falls within the HARC District's permitted uses and is exactly the type of business the Commission is searching for.

Discussion followed. The Commission voiced concerns (as they have in previous meetings with the property owner) regarding overhang (awning) uniformity, mechanical issues (furnace and air conditioning), color scheme and windows in the Ralph Building.

Ms. Degonia questioned whether a specific time frame is required for them to complete renovations. She was reminded anything done to the exterior of the building would require them to come before HARC for approval. A sign permit is required and can be obtained in the Zoning Administrator's office and applications for a liquor license should be submitted to the State of Illinois and the City of Granite City as soon as possible. A copy of Ordinance 7951 (Ordinance to Permit Liquor Licenses for Restaurants) was given to the Petitioners (copy available upon request). Additionally, the Restaurant must be approved by the Madison County Health Department.

The Chair completed the following requirements and conditions (checklist) for a Special Exemption Permit for the D-1 Arts and Entertainment District /Use: Restaurant and Bar.

- a. Days & Hours of Operation limited to: Tues-Thurs 11:00 AM to 8:00PM, Fri-Sat 11:00 AM to 10:00 PM
- b. Signage allowed: Must be approved by HARC. Permit required (Inspections Department)
- c. Screening required: Dumpster - Screened and must be approved by HARC
- d. Additional Parking required: No. Street Parking
- e. Any additional exterior lighting permitted: Must be approved by HARC. Permit required
- f. Adverse affects on public health, safety and welfare? None
- g. Will there be substantial injury to the value of other property in the neighborhood? No
- h. Will the proposed use substantially alter the essential character of the district in which it is to be located? No
- i. Is the Special Exemption necessary to extract reasonable value from the use of the property? No
- j. Are any provisions needed for the protection of adjacent property? No
- k. Any additional requirements? No

The Chair called for further questions or comments. None were voiced.

MOTION by Eric Hill and seconded by Paula Hagnauer to approve the Use at that location with the stipulation that all exterior changes to the building, to include signs and lights, must come back and appear before HARC for approval. Voice vote. All ayes. Motion carried by unanimous consent.

The Assistant City Attorney explained HARC is a recommending body to the City Council and the Council will make the final determination at the next regularly scheduled meeting to be held on September 7, 2010.

PETITIONER: (3) Cindy's Variety Shop
1419 19th Street

Mr. Patrick McKinney introduced himself and his wife, Cindy, as Petitioners, requesting Use as a proposed variety shop featuring new and used items. He stated one half of the building will be used as a warehouse and the 19th Street side will be a showroom specializing in Baseball Cards, Sports Memorabilia, Nascar, Elvis Presley and Hawaiian artifacts.

The Chair stated items such as those mentioned could be classified as Antique and Boutique Merchandise, which is a permitted use. Paula stated that may be a “stretch”. The Shop may turn out to be more like a thrift shop, or a flea market type establishment, which is not permitted.

Discussion followed. The Chair stated the issue is this, HARC does not want to see a cluttered junk store and there has to be trust in the way the items are displayed and the quality of the merchandise to be sold. He requested the Petitioner present to the Commission a more visual presentation of the merchandise and a design for the sign. He requested the Petitioners return next month with more information to assure the Commission the variety shop will be more than a standard thrift shop or flea market.

The Assistant City Attorney read Article 15, Section 800, Number 3, Information Required; and stated the Petitioners have met only one of the six requirements.

Mr. & Mrs. McKinney agreed to return to the next regularly scheduled HARC meeting on September 28, 2010, with visuals.

NEW BUSINESS

None voiced.

UNFINISHED BUSINESS

None voiced.

Motion to adjourn made by Eric Hill and seconded by Kim King. Motion Carried.

Respectfully submitted,

Barbara Hawkins

Secretary, HARC

**Historical Architecture Review Committee
Advisory Report
August 24, 2010**

PETITIONER: *Inn Chambers / 1200 Niedringhaus*
Jennifer Cowin
Rhonda DeGonia

MOTION by Eric Hill and seconded by Paula Hagnauer to approve the Use at 1200 Niedringhaus for establishment of a Restaurant and Bar with the stipulation that all exterior changes to the building, to include signs and lights, must come back and appear before HARC for approval.

Voice Vote:

Henry Gabriel	Yes	Ron Laboray, Chair	Yes
Kim King	Yes	Paula Hagnauer	Yes
Terry Pierce	Yes	Eric Hill	Yes

All in favor. **Motion passed by unanimous consent.**

Requirements and conditions (checklist) for a Special Exemption Permit for the D-1 Arts and Entertainment District /Use: Restaurant and Bar.

- a. Days & Hours of Operation limited to: Tues-Thurs 11:00 AM to 8:00PM, Fri-Sat 11:00 AM to 10:00 PM
- b. Signage allowed: Must be approved by HARC. Permit required (Inspections Department)
- c. Screening required: Dumpster - Screened and must be approved by HARC
- d. Additional Parking required: No. Street Parking
- e. Any additional exterior lighting permitted: Must be approved by HARC. Permit required
- f. Adverse affects on public health, safety and welfare? None
- g. Will there be substantial injury to the value of other property in the neighborhood? No
- h. Will the proposed use substantially alter the essential character of the district in which it is to be located? No
- i. Is the Special Exemption necessary to extract reasonable value from the use of the property? No
- j. Are any provisions needed for the protection of adjacent property? No
- k. Any additional requirements? No